



Office of Real Estate Assessments

Sales Inventory List

Sales that were of the same abstract code (property type) were the primary source used in the Sales Comparison Approach to value. Recent sales of similar property types and or other sales may have been used if there were no sales available or the sales sample was limited. Both the cost and income approaches were also considered in the valuation. When reconciling final value estimates the greatest emphasis was given to the valuation approach or approaches, most appropriate for the property type. Please call Department of Real Estate Assessments if you require additional information. The City of Alexandria has attempted to verify data contained in this file; however, the City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data and assumes no liability for its use or misuse.

SHOPPING CENTERS – ABSTRACT CODE 488

Parcel: 50311410		CITY OF ALEXANDRIA
Address: 3646 KING ST		
Zoning: CG		Sale Date: 07/23/2019
Land SF: 434,287	Grantor: WASHREIT BRADLEE SHOPPING CENTER LLC	Sale Price: \$97,900,000
Impr SF: 167,649	Grantee: GRI BRADLEE LLC	
Parcel: 50633150		CITY OF ALEXANDRIA
Address: 4513 DUKE ST		
Zoning: CG		Sale Date: 07/23/2019
Land SF: 444,807	Grantor: WASHREIT SHOPPES AT FOXCHASE LLC	Sale Price: \$93,950,000
Impr SF: 135,000	Grantee: GRI FOXCHASE LLC	
Parcel: 0551-14-004C2		FAIRFAX COUNTY
Address: 13067 FAIR LAKES SHOPPING CTR		
Zoning: 403		Sale Date: 04/12/2019
Land SF: 218,236	Grantor: FAIR LAKES INVESTORS LLC	Sale Price: \$7,500,000
Impr SF: 37,000	Grantee: BBB FAIR LAKES LLC	
Parcel: 057-01-02-140		FAIRFAX COUNTY
Address: 11123-11139 LEE HWY		
Zoning: C-2		Sale Date: 03/04/2019
Land SF: 79,715	Grantor: 11123 LEE HIGHWAY ASSOCS LP	Sale Price: \$5,800,000
Impr SF: 26,826	Grantee: AMBEST LEE HIGHWAY INVTRS LLC	
Parcel: 1062-01-0009A		FAIRFAX COUNTY
Address: 8919 OX RD		
Zoning: C-6		Sale Date: 09/06/2018
Land SF: 171,509	Grantor: E AND AI AND G LORTON VALLEY	Sale Price: \$50,000,000
Impr SF: 107,861	Grantee: LORTON VALLEY RETAIL LLC	
Parcel: 23-037-027		ARLINGTON COUNTY
Address: 4611 COLUMBIA PIKE		
Zoning: C-2		Sale Date: 06/22/2018
Land SF: 9,600	Grantor: DAMD ASSOCIATES LC	Sale Price: \$2,200,000
Impr SF:	Grantee: GULF ONE LLC	
Parcel: 0382-02-0024		FAIRFAX COUNTY
Address: 309 E MAPLE AVE		
Zoning: C-2		Sale Date: 05/23/2018
Land SF: 454,165	Grantor: MAPLE AVENUE SHOPPING	Sale Price: \$63,600,000
Impr SF: 108,584	Grantee: GRI MAPLE AVENUE LLC	

Parcel: 0833-050-10008		FAIRFAX COUNTY
Address: 6328 RICHMOND HWY		
Zoning: C-8		Sale Date: 04/03/2018
Land SF: 46,770	Grantor: KRISPY KORNER LLC	Sale Price: \$6,742,200
Impr SF: 17,622	Grantee: JCR KRISPY KORNER INVESTORS LLC	
Parcel: 0902-01-0028		FAIRFAX COUNTY
Address: 6651 BACKLICK RD		
Zoning: C-6		Sale Date: 11/08/2017
Land SF: 66,595	Grantor: TA REALTY	Sale Price: \$6,888,298
Impr SF: 15,646	Grantee: CROW HOLDINGS	
Parcel: 0902-01-0028		FAIRFAX COUNTY
Address: 6671 BACKLICK RD		
Zoning: C-6		Sale Date: 11/08/2017
Land SF: 54,994	Grantor: TA REALTY	Sale Price: \$5,732,618
Impr SF: 13,021	Grantee: CROW HOLDINGS	
Parcel: 0902-01-0028		FAIRFAX COUNTY
Address: 6681 BACKLICK RD		
Zoning: C-6		Sale Date: 11/08/2017
Land SF: 45,272	Grantor: TA REALTY	Sale Price: \$4,651,781
Impr SF: 10,566	Grantee: CROW HOLDINGS	
Parcel: 0902-01-0028		FAIRFAX COUNTY
Address: 6691 BACKLICK RD		
Zoning: C-6		Sale Date: 11/08/2017
Land SF: 38,350	Grantor: TA REALTY	Sale Price: \$3,977,303
Impr SF: 9,034	Grantee: CROW HOLDINGS	
Parcel: 0802-01-0023		FAIRFAX COUNTY
Address: 6901 HECHINGER DR		
Zoning: C-6		Sale Date: 008/01/2017
Land SF: 338,139	Grantor: THE JBG COMPANIES	Sale Price: \$19,038,934
Impr SF: 49,582	Grantee: STEUART INVESTMENT COMPANY	
Parcel: 0802-01-0023		FAIRFAX COUNTY
Address: 6951-6981 HECHINGER DR		
Zoning: C-6		Sale Date: 008/01/2017
Land SF: 338,139	Grantor: THE JBG COMPANIES	Sale Price: \$19,038,934
Impr SF: 49,582	Grantee: STEUART INVESTMENT COMPANY	
Parcel: 05-046-037		ARLINGTON COUNTY
Address: 3901-3911 LEE HWY		
Zoning: C-2		Sale Date: 02/28/2017
Land SF: 16,575	Grantor: ADELE DREYER	Sale Price: \$3,000,000
Impr SF: 5,529	Grantee: NAQIBULLAH ISMAIL	
Parcel:		CITY OF ALEXANDRIA
Address: 7609-7611 RICHMOND HWY		
Zoning: C-8		Sale Date: 02/22/2017
Land SF: 56,009	Grantor: FINMARC MANAGEMENT, INC	Sale Price: \$5,720,000
Impr SF: 18,278	Grantee: BHULLER PROPERTIES, LLC	

Parcel:	CITY OF ALEXANDRIA
Address: 6426-6444 RICHMOND HWY	
Zoning: C-8	Sale Date: 04/26/2017
Land SF: 7,370	Sale Price: \$2,000,000
Impr SF: 14,407	Grantor: RICHARD E. COHEN
	Grantee: MVA INVESTMENT, LLC

Parcel:	CITY OF ALEXANDRIA
Address: 1476-1480 N BEAUREGARD ST	
Zoning: CDD#21	Sale Date: 08/29/2017
Land SF: 134,383	Sale Price: \$13,121,541
Impr SF: 34,619	Grantor: THE JBG COMPANIES
	Grantee: MORGAN PROPERTIES

Parcel:	CITY OF ALEXANDRIA
Address: 1458-1460 N BEAUREGARD ST	
Zoning: CDD#21	Sale Date: 08/29/2017
Land SF: 14,815	Sale Price: \$1,537,044
Impr SF: 3,816	Grantor: THE JBG COMPANIES
	Grantee: MORGAN PROPERTIES

Parcel:	CITY OF ALEXANDRIA
Address: 1458-1472 N BEAUREGARD ST	
Zoning: CDD#21	Sale Date: 08/29/2017
Land SF: 96,703	Sale Price: \$9,341,415
Impr SF: 24,885	Grantor: THE JBG COMPANIES
	Grantee: MORGAN PROPERTIES
